



Ground Floor

First Floor

COX GREEN ROAD, BROMLEY CROSS, BL7 9HF



- Individual detached house
- Requires modernisation/upgrading
- Huge potential set in approx 1/4 acre
- Scope to create a 3rd loft floor (stpp)
- Attached annexe, two rooms & shower
- Private gardens with open views
- Gas combi ch, double glazed windows
- Centrally located in Bromley Cross



£585,000

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A very impressive four bedroom detached home of individual style and design, set on a mature plot of approx 1/4 of an acre in the heart of Bromley Cross. The property requires modernisation and to some extent finishing off, ie the master suite is of a very good size with two rooms off, ideal for walk in wardrobe/dressing room and the other ready to create an en-suite. Whilst there is gas central heating and double glazed, the potential to create a bespoke home is huge. The annexe could be a perfect teenage/granny suite or a home office, again creating the potential of 5/6 bedrooms and three bathrooms. The double garage on the right of the driveway is partially built and there is extensive parking space for several vehicles. Please watch the video to understand the property, its condition, amazing potential and indeed its superb location and views. A personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Impressive entrance with double doors and central staircase, oak parquet block flooring.

Cloakroom/wc: White suite comprising wash hand basin and wc. Cloaks storage.

Lounge Diner: Stone fireplace and tiled hearth with inset cast iron solid fuel burner, windows to the front and French windows to the garden.

Kitchen Breakfast Room: Bespoke fitted kitchen with hand made cabinet doors and a mix of granite and wood worktops. Vitreous enamel sink, base and wall cabinets with detailed pelmets/cornices, central island unit, integrated fridge, range cooker, ceramic tiled flooring.

Utility Room: Plumbed for washing machine.

Side Porch: Entrance door and stable door to the garden plus a door off to the annexe.

Annexe:

Annexe Shower Room: Shower cubicle (no electric shower fitted) wash hand basin and wc.

Annexe Large Bedroom: Two windows, laminate flooring.

Annexe Smaller Bedroom:

Master Bedroom: Lovely open views, two rooms off, one used as a dressing room and the other ready to be fitted out as an en-suite. Double glazed window.

Bedroom Two: Two large storage cupboards, one of which has the gas combination central heating boiler. Double glazed window.

Bedroom Three:

Bedroom Four:

Bathroom: White suite comprising corner bath, wash hand basin, wc, bidet, ceramic tiling to the wall and floor.

Garage/Parking: On the right of the driveway entrance is the unfinished double garage (see photos). Dirt track/gravel driveway up to the house providing parking for numerous vehicles.

Gardens: Mature gardens with some lovely views, various lawns and stocked borders. The gardens are well screened by mature trees and offer potential for further landscaping.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.34 acres

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2625.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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